



Project Development Group, Inc.

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CHANGE ORDER PROPOSAL (COP)

Ethan Construction, LLC
1046 1st Avenue South
Seattle, WA 98134
Phone: 206.682.1147

Re: Rainier Commons (Former Rainier Brewery)

PDG Job Number: 03-7189

Attn: Mr. Shimon Mizrahi

PDG COR Number: Two (2) – Seven (7)

Date: 12/18/03

Scope of Work: Misc. Additional Work Items as identified in the below change orders two (2) through seven (7).

Change Order #2 – Additional Labor Due to Production Loss & Air Monitoring due to High Arsenic Air Levels during the cutting of the storage tanks. Our proposal, scope of work & contract stated that we expected lead paint control items only.

Change Order #3 – Additional asbestos abatement of insulation inside of the boilers in building #13. The layers of insulation were in addition to the layer between the metal walls of the boilers as identified in the owners survey and as excluded in our contract proposal & scope of work which are both contract exhibits.

Change Order #4 – This change order item is the same as Change Order #2 with the exceptions of the addition of Chlorine as an additional hazardous waste and the liability due to the location of the work being adjacent to food products & occupants (Tully's Coffee Beans & Workers). These items were not expected during the time of negotiation and are excluded in the contract documents as Exhibit 'A' & 'B'.

Change Order #5 – Additional labor & equipment to demolish concrete inside of the stainless steel Vats in building 21. This is an unforeseen condition as the concrete was hidden between the stainless steel layers and could not be accessed during any site visits.

Change Order #6 – Temporary Power and Identification of electrical systems. This was excluded in our proposal & scope of work, which are part of the contract documents (Exhibits 'A' & 'B'). This item was also discussed during negotiations. However, we were still charged for this service (see attached invoices).

Change Order #7 – Removal of Units, Piping & Structural Steel from Building 8 as identified by Ethan Construction. Ethan Construction to provide for disposal, electrical/Mechanical cut & cap, removal of Freon & hydraulic oil, roof patching, weather protection, and any salvage.

These change orders were discussed with Mr. Shimon Mizrahi of Ethan Construction during a meeting on 11/25/03. Please note that these extra work items are additional work beyond the original contract documents. All work is located within the interior of the building @ the former Rainier Brewery area in Seattle, WA at the request of the Ethan Construction.

Amount of Change Order #2 -	Arsenic Production Loss	= \$ 23,147.00
Amount of Change Order #3 -	Add. Asbestos Inside Boilers	= \$ 22,443.00
Amount of Change Order #4 -	Add. Precautions & Prod. Loss Bldg #9	= \$ 34,431.00
Amount of Change Order #5 -	Add. Conc. Demo inside Vats Bldg #21	= \$ 7,005.00
Amount of Change Order #6 -	Temporary Power & Locate Reimbursement	= \$ 12,413.00
Amount of Change Order #7 -	Demolition of Units on Roof of Building #8	= \$ 58,029.00

- ◊ Work is to be and has been done during normal working hours.
- ◊ Work on Change Orders #4 & #8 has not been started or will not be started until authorization has been received.
- ◊ Work on Change Orders #2, #3, #5 and #6 is ongoing or has been completed. We are still awaiting authorization for reimbursement.
- ◊ Work to be completed on a lump sum basis.


By: Robin R. Burnham
Title: General Manager

cc: File, ECL

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